HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Montréal

Date Released: February 2016

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the *Housing Now* report has become the *Housing Now Tables* and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the *Housing Market Insight*. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The *Housing Market Insight* will be released shortly.

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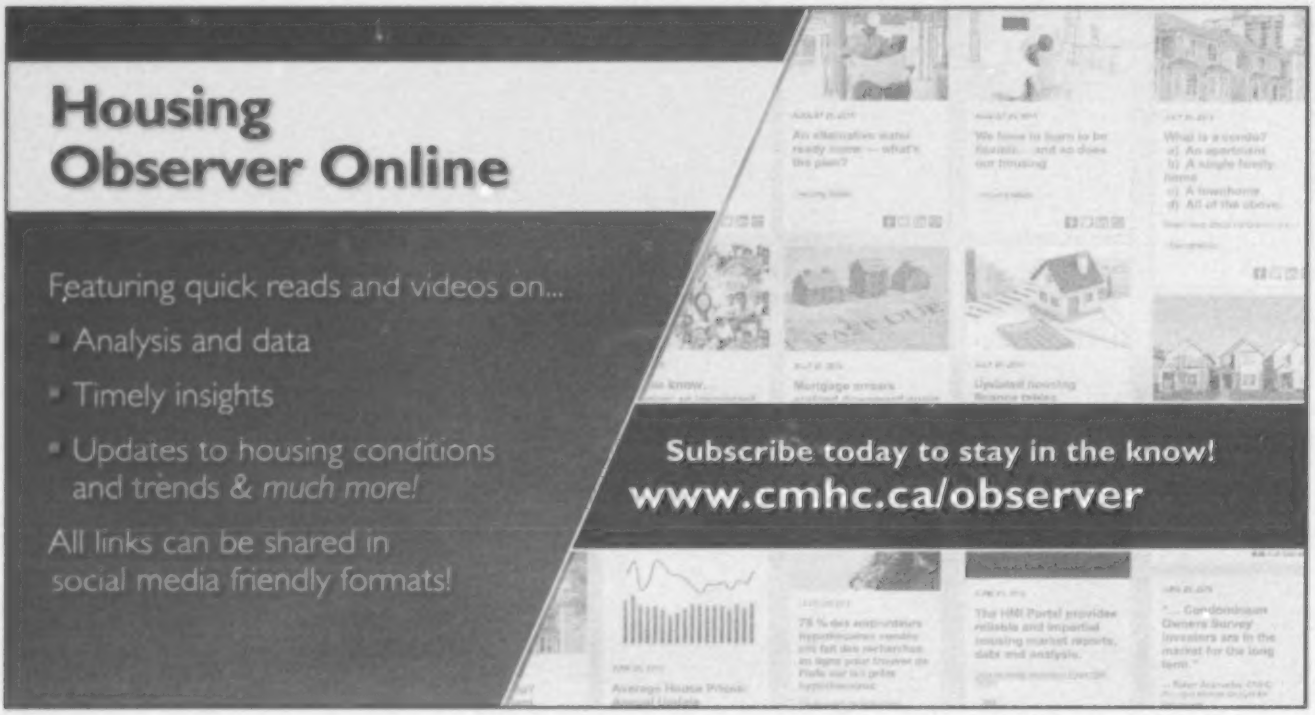
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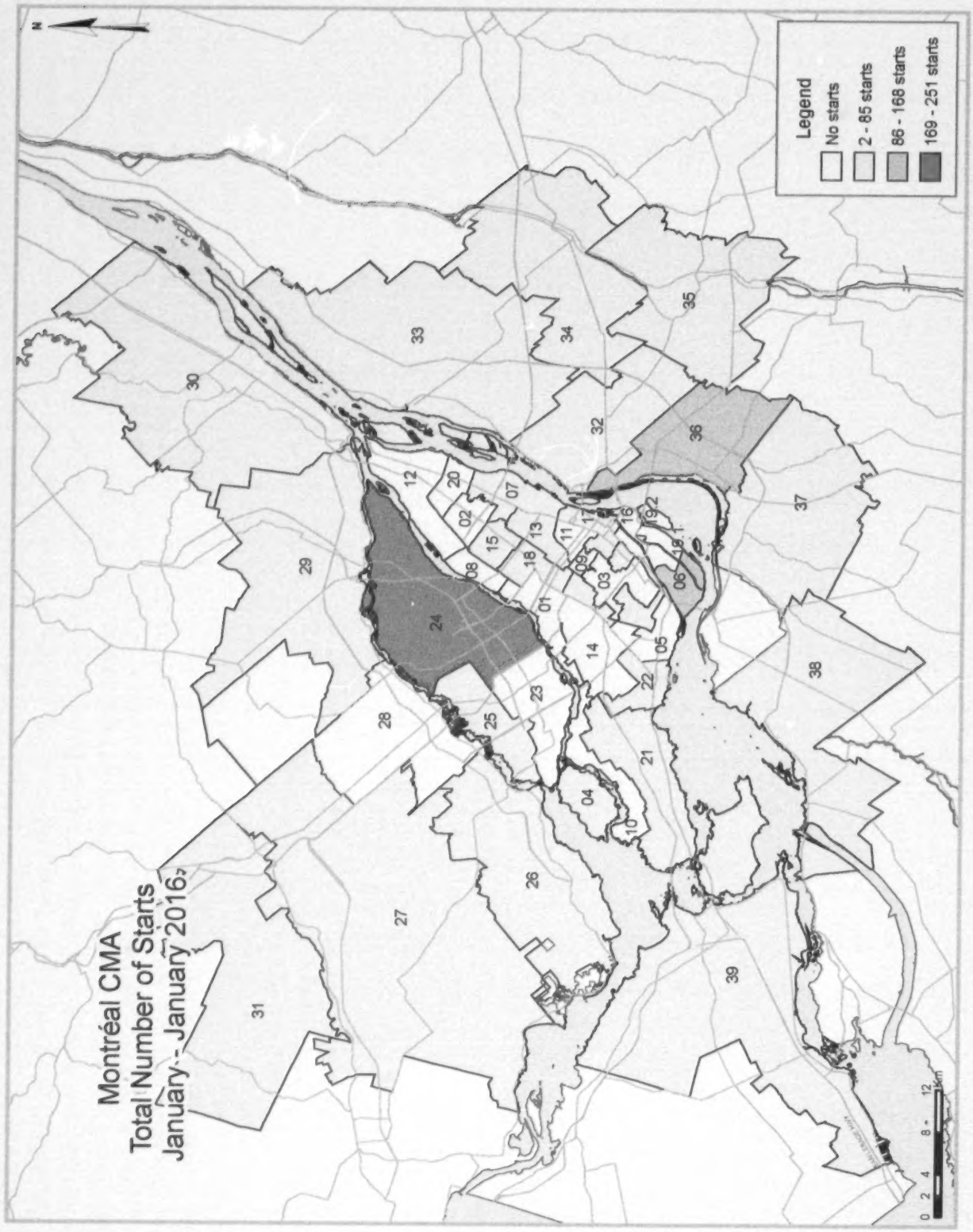
Montréal CMA
Total Number of Starts
January - January 2016
Legend
No starts
2 - 85 starts
86 - 168 starts
169 - 251 starts
N
0 2 4 8 12 km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) January 2016		
Montreal CMA[1]	December 2015	January 2016
Trend[2]	24,028	21,739
SAAR	24,237	11,956
	January 2015	January 2016
Actual		
January - Single-Detached	83	75
January - Multiples	777	783
January - Total	860	858
January to January - Single-Detached	83	75
January to January - Multiples	777	783
January to January - Total	860	858

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2016	75	20	49	0	25	402	0	207	858
January 2015	83	32	44	0	4	409	0	288	860
% Change	-9.6	-37.5	11.4	n/a	**	-1.7	n/a	-28.1	-0.2
Year-to-date 2016	75	20	49	0	25	402	0	207	858
Year-to-date 2015	83	32	44	0	4	409	0	288	860
% Change	-9.6	-37.5	11.4	n/a	**	-1.7	n/a	-28.1	-0.2
UNDER CONSTRUCTION									
January 2016	765	286	427	0	251	10,448	0	7,681	20,399
January 2015	907	294	603	0	124	10,704	0	3,201	16,239
% Change	-15.7	-2.7	-29.2	n/a	102.4	-2.4	n/a	140.0	25.6
COMPLETIONS									
January 2016	138	22	17	0	16	428	5	117	743
January 2015	232	48	48	0	8	511	0	483	1,330
% Change	-40.5	-54.2	-64.6	n/a	100.0	-16.2	n/a	-75.8	-44.1
Year-to-date 2016	138	22	17	0	16	428	5	117	743
Year-to-date 2015	232	48	48	0	8	511	0	483	1,330
% Change	-40.5	-54.2	-64.6	n/a	100.0	-16.2	n/a	-75.8	-44.1
COMPLETED & NOT ABSORBED									
January 2016	350	201	196	0	65	2,385	n/a	n/a	3,197
January 2015	402	231	194	0	44	2,788	n/a	n/a	3,659
% Change	-12.9	-13.0	1.0	n/a	47.7	-14.5	n/a	n/a	-12.6
ABSORBED									
January 2016	151	21	17	0	9	542	n/a	n/a	740
January 2015	196	47	38	0	6	532	n/a	n/a	819
% Change	-23.0	-55.3	-55.3	n/a	50.0	1.9	n/a	n/a	-9.6
Year-to-date 2016	151	21	17	0	9	542	n/a	n/a	740
Year-to-date 2015	196	47	38	0	6	532	n/a	n/a	819
% Change	-23.0	-55.3	-55.3	n/a	50.0	1.9	n/a	n/a	-9.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
January 2016	7	4	14	0	20	28	0	126	199
January 2015	9	8	22	0	0	344	0	3	386
Laval									
January 2016	4	2	0	0	0	226	0	21	253
January 2015	3	2	10	0	4	40	0	166	225
North Shore									
January 2016	41	10	27	0	5	25	0	33	141
January 2015	34	8	0	0	0	25	0	69	136
South Shore									
January 2016	17	4	8	0	0	123	0	27	259
January 2015	17	12	4	0	0	0	0	50	83
Vaudreuil-Soulanges									
January 2016	6	0	0	0	0	0	0	0	6
January 2015	20	2	8	0	0	0	0	0	30
Montréal CMA									
January 2016	75	20	49	0	25	402	0	207	858
January 2015	83	32	44	0	4	409	0	288	860
UNDER CONSTRUCTION									
Island of Montréal									
January 2016	89	32	120	0	140	6,527	0	2,930	9,968
January 2015	111	44	198	0	0	7,131	0	1,699	9,589
Laval									
January 2016	48	10	36	0	12	910	0	741	1,923
January 2015	94	28	71	0	10	646	0	203	1,052
North Shore									
January 2016	306	66	99	0	50	1,420	0	1,688	3,794
January 2015	363	60	123	0	57	1,573	0	804	2,980
South Shore									
January 2016	237	152	90	0	23	1,300	0	1,960	3,842
January 2015	228	140	116	0	57	1,175	0	446	2,162
Vaudreuil-Soulanges									
January 2016	85	26	82	0	26	291	0	362	872
January 2015	111	22	95	0	0	179	0	49	456
Montréal CMA									
January 2016	765	286	427	0	251	10,448	0	7,681	20,399
January 2015	907	294	603	0	124	10,704	0	3,201	16,239

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
January 2016	13	0	0	0	0	319	0	203	355
January 2015	12	6	9	0	0	300	0	243	570
Laval									
January 2016	6	0	0	0	8	0	0	14	28
January 2015	21	0	0	0	8	53	0	90	172
North Shore									
January 2016	69	6	6	0	8	42	5	32	168
January 2015	133	10	7	0	0	21	0	56	227
South Shore									
January 2016	37	12	11	0	0	67	0	40	167
January 2015	41	30	11	0	0	79	0	93	254
Vaudreuil-Soulanges									
January 2016	13	4	0	0	0	0	0	11	28
January 2015	25	2	21	0	0	50	0	1	103
Montréal CMA									
January 2016	138	22	17	0	16	428	5	117	743
January 2015	232	48	48	0	8	511	0	483	1,330
COMPLETED & NOT ABSORBED									
Island of Montréal									
January 2016	9	13	17	0	0	837	n/a	n/a	876
January 2015	13	37	26	0	10	1,132	n/a	n/a	1,218
Laval									
January 2016	46	32	36	0	21	295	n/a	n/a	430
January 2015	33	23	42	0	7	309	n/a	n/a	414
North Shore									
January 2016	200	60	89	0	30	708	n/a	n/a	1,087
January 2015	251	63	61	0	11	587	n/a	n/a	973
South Shore									
January 2016	78	91	43	0	12	504	n/a	n/a	728
January 2015	79	99	38	0	13	647	n/a	n/a	876
Vaudreuil-Soulanges									
January 2016	17	5	11	0	2	41	n/a	n/a	76
January 2015	26	9	27	0	3	113	n/a	n/a	178
Montréal CMA									
January 2016	350	201	196	0	65	2,385	n/a	n/a	3,197
January 2015	402	231	194	0	44	2,788	n/a	n/a	3,659

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
January 2016	13	1	1	0	0	351	n/a	n/a	366
January 2015	11	7	3	0	0	378	n/a	n/a	399
Laval									
January 2016	12	2	1	0	0	10	n/a	n/a	25
January 2015	19	1	4	0	5	34	n/a	n/a	63
North Shore									
January 2016	75	5	7	0	5	76	n/a	n/a	168
January 2015	99	6	5	0	3	31	n/a	n/a	144
South Shore									
January 2016	39	10	7	0	4	103	n/a	n/a	163
January 2015	61	27	11	0	0	43	n/a	n/a	142
Vaudreuil-Soulanges									
January 2016	12	2	1	0	0	2	n/a	n/a	18
January 2015	26	6	12	0	0	33	n/a	n/a	79
Montréal CMA									
January 2016	151	21	17	0	9	542	n/a	n/a	740
January 2015	196	47	38	0	8	519	n/a	n/a	810

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	% Change
Zone 1	0	0	0	0	0	0	0	32	0	32	-100.0
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	0	0	0	n/a
Zone 4	2	1	0	0	0	0	0	0	2	1	100.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	0	0	0	120	6	120	6	++
Zone 7	0	0	2	0	0	0	2	0	4	0	n/a
Zone 8	0	0	0	0	0	0	0	0	0	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 11	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 12	0	0	0	0	0	0	0	16	0	16	-100.0
Zone 13	0	0	0	0	20	22	14	28	34	50	-32.0
Zone 14	0	0	0	0	0	0	0	16	0	16	-100.0
Zone 15	3	3	0	0	0	0	0	0	3	3	0.0
Zone 16	0	0	0	0	0	0	0	148	0	148	-100.0
Zone 17	0	1	2	0	0	0	0	97	2	98	-97.9
Zone 18	0	0	0	0	0	0	20	5	20	5	++
Zone 19.1	0	0	0	0	0	0	0	4	0	4	-100.0
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	2	1	0	0	0	0	0	0	2	1	100.0
Zone 22	0	2	0	2	12	0	0	3	12	7	71.4
Zone 23	0	1	0	0	0	0	0	92	0	93	-100.0
Zone 24	2	1	2	2	0	0	267	108	271	111	61.8
Zone 25	2	1	0	0	0	0	0	0	2	1	100.0
Zone 26	13	2	2	0	5	0	22	0	42	2	++
Zone 27	3	11	0	0	17	0	3	23	23	34	-32.4
Zone 28	0	3	0	6	0	0	0	0	0	9	-100.0
Zone 29	9	8	4	0	4	0	12	5	29	7	++
Zone 30	5	8	0	2	6	0	1	0	12	6	100.0
Zone 31	11	13	4	0	0	0	17	60	32	78	-59.0
Zone 32	1	1	0	2	0	0	27	6	28	9	++
Zone 33	1	3	0	0	0	0	80	160	81	211	-58.8
Zone 34	2	2	0	0	0	0	19	1	23	5	++
Zone 35	5	5	2	0	0	0	9	0	16	5	++
Zone 36	1	0	0	2	0	0	80	0	81	2	++
Zone 37	5	1	2	6	0	0	16	0	23	7	228.6
Zone 38	2	2	0	2	0	0	0	0	2	4	-50.0
Zone 39	6	23	0	2	0	6	0	2	6	33	-81.8
Montréal CMA	75	87	23	32	72	40	691	755	859	940	-8.7

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD (2018)	YTD (2017)	YTD (2018)	YTD (2017)	YTD (2018)	YTD (2017)	YTD (2018)	YTD (2017)	YTD (2018)	YTD (2017)	% Change
Zone 1	0	0	0	0	0	0	0	12	0	12	-100.0
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	0	0	0	n/a
Zone 4	2	1	0	0	0	0	0	0	2	1	100.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	0	0	0	120	6	120	6	nm
Zone 7	0	0	2	0	0	0	5	0	9	0	n/a
Zone 8	0	0	0	0	0	0	0	0	0	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 11	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 12	0	0	0	0	0	0	0	56	0	56	-100.0
Zone 13	0	0	0	0	59	52	119	69	178	121	47.1
Zone 14	0	0	0	0	0	0	0	14	0	14	-100.0
Zone 15	3	3	0	0	0	0	0	0	3	3	0.0
Zone 16	0	0	0	0	0	0	0	156	0	156	-100.0
Zone 17	0	1	2	0	0	0	0	87	2	88	-97.7
Zone 18	0	0	0	0	0	0	39	0	39	0	n/a
Zone 19.1	0	0	0	0	0	0	0	0	0	0	-100.0
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	2	1	0	0	0	0	0	0	2	1	100.0
Zone 22	0	2	0	2	13	0	0	3	13	7	71.4
Zone 23	0	1	0	0	0	0	0	65	0	66	-100.0
Zone 24	3	1	3	2	0	0	297	144	303	177	71.2
Zone 25	3	1	0	0	0	0	0	0	3	1	200.0
Zone 26	13	3	2	0	0	0	33	0	48	3	nm
Zone 27	3	11	0	0	17	0	0	33	20	44	-31.8
Zone 28	0	0	0	0	0	0	0	0	0	0	-100.0
Zone 29	8	8	0	0	0	0	13	0	28	7	nm
Zone 30	2	6	0	2	0	0	1	0	13	2	100.0
Zone 31	11	14	0	0	0	0	17	48	33	75	-56.0
Zone 32	1	1	0	2	0	0	27	0	28	3	nm
Zone 33	1	3	0	0	0	0	36	48	61	51	19.6
Zone 34	2	5	0	0	0	0	18	0	24	5	nm
Zone 35	5	5	3	0	0	0	6	0	14	5	nm
Zone 36	1	0	0	2	8	0	60	0	71	2	nm
Zone 37	5	1	3	6	0	0	19	0	31	7	342.9
Zone 38	3	2	0	2	0	0	0	0	3	4	-25.0
Zone 39	4	20	0	2	0	0	0	0	4	22	-81.8
Montréal CMA	70	81	32	32	75	60	971	755	1148	960	19.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2016

Submarket	Zone				No. of Units			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Zone 1	x	x	x	x	x	21	x	x
Zone 2	x	x	x	x	x	x	x	x
Zone 3	x	x	x	x	x	x	x	x
Zone 4	x	x	x	x	x	x	x	x
Zone 5	x	x	x	x	x	x	x	x
Zone 6	x	x	x	x	x	8	134	x
Zone 7	x	x	x	x	1	x	x	x
Zone 8	x	x	x	x	x	x	x	x
Zone 9	x	x	x	x	x	x	x	x
Zone 10	x	x	x	x	x	x	x	x
Zone 11	x	x	x	x	x	x	x	x
Zone 12	x	x	x	x	x	14	x	x
Zone 13	30	21	x	x	8	36	x	x
Zone 14	3	x	x	x	x	14	x	x
Zone 15	x	x	x	x	x	x	x	x
Zone 16	x	x	x	x	x	156	x	x
Zone 17	x	x	x	x	x	97	x	x
Zone 18	x	x	x	x	58	1	x	x
Zone 19(1)	x	x	x	x	x	8	x	x
Zone 19(2)	x	x	x	x	x	x	x	x
Zone 20	x	x	x	x	x	x	x	x
Zone 21	x	x	x	x	x	x	x	x
Zone 22	15	x	x	x	x	x	x	1
Zone 23	x	x	x	x	x	81	x	x
Zone 24	x	8	x	x	24	x	31	164
Zone 25	x	4	x	x	x	x	x	x
Zone 26	1	x	x	x	14	x	14	x
Zone 27	27	x	x	x	x	14	x	7
Zone 28	x	x	x	x	x	x	x	x
Zone 29	8	x	x	x	1	x	x	1
Zone 30	4	x	x	x	x	x	1	x
Zone 31	x	x	x	x	1	8	14	28
Zone 32	x	x	x	x	36	8	1	1
Zone 33	x	x	x	x	x	x	x	45
Zone 34	x	x	x	x	14	x	1	x
Zone 35	x	x	x	x	x	x	1	x
Zone 36	4	x	x	1	65	x	x	x
Zone 37	x	x	x	x	x	x	14	x
Zone 38	x	x	x	x	x	x	x	x
Zone 39	x	x	x	x	x	1	x	x
Montréal CMA	92	33	6	5	1,009	1,017	207	286

Source: CMHC, Starts and Completions Survey

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	0	0	0	0	32	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	0	0	0	6	120	0
Zone 7	0	0	0	0	2	0	0	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	0	0	0
Zone 12	0	0	0	0	0	16	0	0
Zone 13	20	22	0	0	8	28	6	0
Zone 14	0	0	0	0	0	16	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	190	0	0
Zone 17	0	0	0	0	0	47	0	0
Zone 18	0	0	0	0	20	5	0	0
Zone 19.1	0	0	0	0	0	4	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	0	0	0	0	0	0	0
Zone 22	12	0	0	0	0	0	0	3
Zone 23	0	0	0	0	0	42	0	0
Zone 24	0	8	0	0	226	0	21	166
Zone 25	0	4	0	0	0	0	0	0
Zone 26	5	0	0	0	10	0	15	0
Zone 27	17	0	0	0	0	16	3	7
Zone 28	0	0	0	0	0	0	0	0
Zone 29	4	0	0	0	12	0	0	3
Zone 30	6	0	0	0	0	0	1	0
Zone 31	0	0	0	0	3	9	14	59
Zone 32	0	0	0	0	26	4	1	2
Zone 33	0	0	0	0	0	0	0	48
Zone 34	0	0	0	0	15	0	3	0
Zone 35	0	0	0	0	0	0	9	0
Zone 36	8	0	0	0	82	0	0	0
Zone 37	0	0	0	0	0	0	14	0
Zone 38	0	0	0	0	0	0	0	0
Zone 39	0	6	0	0	0	2	0	0
Montréal CMA	72	40	0	0	404	417	207	288

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Zone 1	0	0	0	32	0	0	0	32
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	2	1	0	0	0	0	2	1
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	0	6	120	0	120	6
Zone 7	4	0	0	0	0	0	4	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	1	0	0	0	0	0	1
Zone 11	0	2	0	0	0	0	0	2
Zone 12	0	4	0	16	0	0	0	20
Zone 13	0	22	28	28	6	0	34	50
Zone 14	0	0	0	16	0	0	0	16
Zone 15	3	3	0	0	0	0	3	3
Zone 16	0	0	0	190	0	0	0	190
Zone 17	2	1	0	47	0	0	2	48
Zone 18	0	0	20	5	0	0	20	5
Zone 19.1	0	0	0	4	0	0	0	4
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	2	1	0	0	0	0	2	1
Zone 22	12	4	0	0	0	3	12	7
Zone 23	0	3	0	40	0	0	0	43
Zone 24	4	11	226	0	21	166	251	177
Zone 25	2	1	0	4	0	0	2	5
Zone 26	15	2	15	0	15	0	45	2
Zone 27	20	11	0	16	3	7	23	34
Zone 28	0	9	0	0	0	0	0	9
Zone 29	17	4	12	0	0	3	29	7
Zone 30	11	6	0	0	1	0	12	6
Zone 31	15	10	3	9	14	59	32	78
Zone 32	1	7	26	0	1	2	28	9
Zone 33	1	3	0	0	0	48	81	51
Zone 34	2	5	15	0	3	0	20	5
Zone 35	7	5	0	0	9	0	16	5
Zone 36	9	2	82	0	0	0	91	2
Zone 37	7	7	0	0	14	0	21	7
Zone 38	2	4	0	0	0	0	2	4
Zone 39	6	30	0	0	0	0	6	30
Montréal CMA	144	159	427	413	207	288	858	860

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	0	0	32	0	0	0	32
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	2	1	0	0	0	0	2	1
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	0	6	120	0	120	6
Zone 7	4	0	0	0	0	0	4	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	1	0	0	0	0	0	1
Zone 11	0	2	0	0	0	0	0	2
Zone 12	0	4	0	16	0	0	0	20
Zone 13	0	22	28	28	6	0	34	50
Zone 14	0	0	0	16	0	0	0	16
Zone 15	3	3	0	0	0	0	3	3
Zone 16	0	0	0	190	0	0	0	190
Zone 17	2	1	0	47	0	0	2	48
Zone 18	0	0	20	5	0	0	20	5
Zone 19.1	0	0	0	4	0	0	0	4
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	2	1	0	0	0	0	2	1
Zone 22	12	4	0	0	0	3	12	7
Zone 23	0	3	0	40	0	0	0	43
Zone 24	4	11	226	0	21	166	251	177
Zone 25	2	1	0	4	0	0	2	5
Zone 26	15	2	15	0	15	0	45	2
Zone 27	20	11	0	16	3	7	23	34
Zone 28	0	9	0	0	0	0	0	9
Zone 29	17	4	12	0	0	3	29	7
Zone 30	11	6	0	0	1	0	12	6
Zone 31	15	10	3	9	14	59	32	78
Zone 32	1	7	26	0	1	2	28	9
Zone 33	1	3	0	0	0	48	81	51
Zone 34	2	5	15	0	3	0	20	5
Zone 35	7	5	0	0	9	0	16	5
Zone 36	9	2	82	0	0	0	91	2
Zone 37	7	7	0	0	14	0	21	7
Zone 38	2	4	0	0	0	0	2	4
Zone 39	6	30	0	0	0	0	6	30
Montréal CMA	144	159	427	413	207	288	858	860

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	% Change
Zone 1	1	0	0	4	0	0	32	79	33	83	-60.2
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	92	157	92	157	-41.4
Zone 4	1	1	0	0	0	0	0	0	1	1	0.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	1	1	0	0	0	0	0	275	1	276	-99.6
Zone 7	3	0	0	0	0	0	15	3	18	3	**
Zone 8	0	0	0	0	0	0	6	0	6	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	4	0	0	0	0	0	0	0	4	-100.0
Zone 11	0	0	0	0	0	0	0	0	0	0	n/a
Zone 12	5	0	0	2	0	0	0	0	5	2	150.0
Zone 13	0	1	0	0	0	0	56	8	56	9	**
Zone 14	0	0	0	0	0	0	0	0	0	0	n/a
Zone 15	0	2	0	0	0	0	0	0	0	2	-100.0
Zone 16	0	0	0	0	0	0	4	0	4	0	n/a
Zone 17	0	0	0	0	0	0	127	8	127	8	**
Zone 18	0	0	0	0	0	0	7	9	7	9	-22.2
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	6	0	6	-100.0
Zone 21	1	2	0	0	0	0	0	0	1	2	-50.0
Zone 22	1	1	0	0	0	7	0	0	1	8	-87.5
Zone 23	3	8	0	0	0	8	0	90	3	106	-97.2
Zone 24	1	6	0	0	8	0	7	53	16	59	-72.9
Zone 25	2	7	0	0	0	0	7	0	9	7	28.6
Zone 26	6	17	0	0	4	0	0	4	10	21	-52.4
Zone 27	13	44	2	6	0	0	26	16	41	66	-37.9
Zone 28	13	21	2	2	6	0	13	15	34	38	-10.5
Zone 29	9	7	2	2	4	5	19	6	34	20	70.0
Zone 30	3	11	0	0	0	0	0	14	3	25	-88.0
Zone 31	30	33	0	0	0	0	16	24	46	57	-19.3
Zone 32	9	7	0	4	0	0	37	13	46	24	91.7
Zone 33	3	7	2	2	0	0	0	30	5	39	-87.2
Zone 34	6	5	2	2	0	0	12	11	20	18	11.1
Zone 35	6	8	4	0	0	0	6	1	16	9	77.8
Zone 36	4	6	2	0	4	3	16	10	26	19	36.8
Zone 37	4	4	2	20	7	4	0	31	13	59	-78.0
Zone 38	5	4	0	2	0	0	36	80	41	86	-52.3
Zone 39	13	25	4	2	0	19	11	61	28	107	-73.8
Montréal CMA	143	232	22	48	33	46	545	1,004	743	1,330	-44.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type January - January 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Zone 1	1	0	0	4	0	0	32	79	33	83	-60.2
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	92	157	92	157	-41.4
Zone 4	1	1	0	0	0	0	0	0	1	1	0.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	1	1	0	0	0	0	0	275	1	276	-99.6
Zone 7	3	0	0	0	0	0	15	3	18	3	**
Zone 8	0	0	0	0	0	0	6	0	6	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	4	0	0	0	0	0	0	0	4	-100.0
Zone 11	0	0	0	0	0	0	0	0	0	0	n/a
Zone 12	5	0	0	2	0	0	0	0	5	2	150.0
Zone 13	0	1	0	0	0	0	56	8	56	9	**
Zone 14	0	0	0	0	0	0	0	0	0	0	n/a
Zone 15	0	2	0	0	0	0	0	0	0	2	-100.0
Zone 16	0	0	0	0	0	0	4	0	4	0	n/a
Zone 17	0	0	0	0	0	0	127	8	127	8	**
Zone 18	0	0	0	0	0	0	7	9	7	9	-22.2
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	6	0	6	-100.0
Zone 21	1	2	0	0	0	0	0	0	1	2	-50.0
Zone 22	1	1	0	0	0	7	0	0	1	8	-87.5
Zone 23	3	8	0	0	0	8	0	90	3	106	-97.2
Zone 24	1	6	0	0	8	0	7	53	16	59	-72.9
Zone 25	2	7	0	0	0	0	7	0	9	7	28.6
Zone 26	6	17	0	0	4	0	0	4	10	21	-52.4
Zone 27	13	44	2	6	0	0	26	16	41	66	-37.9
Zone 28	13	21	2	2	6	0	13	15	34	38	-10.5
Zone 29	9	7	2	2	4	5	19	6	34	20	70.0
Zone 30	3	11	0	0	0	0	0	14	3	25	-88.0
Zone 31	30	33	0	0	0	0	16	24	46	57	-19.3
Zone 32	9	7	0	4	0	0	37	13	46	24	91.7
Zone 33	3	7	2	2	0	0	0	30	5	39	-87.2
Zone 34	6	5	2	2	0	0	12	11	20	18	11.1
Zone 35	6	8	4	0	0	0	6	1	16	9	77.8
Zone 36	4	6	2	0	4	3	16	10	26	19	36.8
Zone 37	4	4	2	20	7	4	0	31	13	59	-78.0
Zone 38	5	4	0	2	0	0	36	80	41	86	-52.3
Zone 39	13	25	4	2	0	19	11	61	28	107	-73.8
Montréal CMA	143	232	22	48	33	46	545	1,004	743	1,330	-44.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Zone 1	0	0	0	0	32	0	0	79
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	92	157	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	0	0	0	125	0	150
Zone 7	0	0	0	0	12	3	3	0
Zone 8	0	0	0	0	0	0	6	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	0	0	0
Zone 12	0	0	0	0	0	0	0	0
Zone 13	0	0	0	0	56	2	0	6
Zone 14	0	0	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	4	0
Zone 17	0	0	0	0	127	0	0	8
Zone 18	0	0	0	0	0	9	7	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	6	0	0
Zone 21	0	0	0	0	0	0	0	0
Zone 22	0	7	0	0	0	0	0	0
Zone 23	0	8	0	0	0	4	0	86
Zone 24	8	0	0	0	0	49	7	4
Zone 25	0	0	0	0	0	0	7	0
Zone 26	4	0	0	0	0	0	0	4
Zone 27	0	0	0	0	24	11	2	5
Zone 28	6	0	0	0	0	2	13	13
Zone 29	4	5	0	0	18	6	1	0
Zone 30	0	0	0	0	0	0	0	14
Zone 31	0	0	0	0	0	4	16	20
Zone 32	0	0	0	0	33	4	4	9
Zone 33	0	0	0	0	0	30	0	0
Zone 34	0	0	0	0	12	11	0	0
Zone 35	0	0	0	0	6	0	0	1
Zone 36	4	3	0	0	16	10	0	0
Zone 37	7	4	0	0	0	0	0	31
Zone 38	0	0	0	0	0	28	36	52
Zone 39	0	19	0	0	0	60	11	1
Montréal CMA	33	46	0	0	428	521	117	483

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	0	0	0	32	0	0	79
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	92	157	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	0	0	0	125	0	150
Zone 7	0	0	0	0	12	3	3	0
Zone 8	0	0	0	0	0	0	6	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	0	0	0
Zone 12	0	0	0	0	0	0	0	0
Zone 13	0	0	0	0	56	2	0	6
Zone 14	0	0	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	4	0
Zone 17	0	0	0	0	127	0	0	8
Zone 18	0	0	0	0	0	9	7	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	6	0	0
Zone 21	0	0	0	0	0	0	0	0
Zone 22	0	7	0	0	0	0	0	0
Zone 23	0	8	0	0	0	4	0	86
Zone 24	8	0	0	0	0	49	7	4
Zone 25	0	0	0	0	0	0	7	0
Zone 26	4	0	0	0	0	0	0	4
Zone 27	0	0	0	0	24	11	2	5
Zone 28	6	0	0	0	0	2	13	13
Zone 29	4	5	0	0	18	6	1	0
Zone 30	0	0	0	0	0	0	0	14
Zone 31	0	0	0	0	0	4	16	20
Zone 32	0	0	0	0	33	4	4	9
Zone 33	0	0	0	0	0	30	0	0
Zone 34	0	0	0	0	12	11	0	0
Zone 35	0	0	0	0	6	0	0	1
Zone 36	4	3	0	0	16	10	0	0
Zone 37	7	4	0	0	0	0	0	31
Zone 38	0	0	0	0	0	28	36	52
Zone 39	0	19	0	0	0	60	11	1
Montréal CMA	33	46	0	0	428	521	117	483

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Zone 1	1	4	32	0	0	79	33	83
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	92	157	0	0	92	157
Zone 4	1	1	0	0	0	0	1	1
Zone 5	0	0	0	0	0	0	0	0
Zone 6	1	1	0	125	0	150	1	276
Zone 7	3	0	12	3	3	0	18	3
Zone 8	0	0	0	0	6	0	6	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	4	0	0	0	0	0	4
Zone 11	0	0	0	0	0	0	0	0
Zone 12	5	2	0	0	0	0	5	2
Zone 13	0	3	56	0	0	6	56	9
Zone 14	0	0	0	0	0	0	0	0
Zone 15	0	2	0	0	0	0	0	2
Zone 16	0	0	0	0	4	0	4	0
Zone 17	0	0	127	0	0	8	127	8
Zone 18	0	0	0	9	7	0	7	9
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	6	0	0	0	6
Zone 21	1	2	0	0	0	0	1	2
Zone 22	1	8	0	0	0	0	1	8
Zone 23	3	8	0	12	0	86	3	106
Zone 24	1	6	8	49	7	4	16	59
Zone 25	2	7	0	0	7	0	9	7
Zone 26	6	17	4	0	0	4	10	21
Zone 27	15	50	24	11	2	5	41	66
Zone 28	19	25	0	0	15	13	34	38
Zone 29	11	14	22	6	1	0	34	20
Zone 30	3	11	0	0	0	14	3	25
Zone 31	27	33	0	4	19	20	46	57
Zone 32	9	15	33	0	4	9	46	24
Zone 33	5	9	0	30	0	0	5	39
Zone 34	8	7	12	11	0	0	20	18
Zone 35	10	8	6	0	0	1	16	9
Zone 36	10	9	16	10	0	0	26	19
Zone 37	13	28	0	0	0	31	13	59
Zone 38	5	6	0	28	36	52	41	86
Zone 39	17	48	0	58	11	1	28	107
Montréal CMA	177	328	444	519	122	483	743	1,330

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	1	4	32	0	0	79	33	83
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	92	157	0	0	92	157
Zone 4	1	1	0	0	0	0	1	1
Zone 5	0	0	0	0	0	0	0	0
Zone 6	1	1	0	125	0	150	1	276
Zone 7	3	0	12	3	3	0	18	3
Zone 8	0	0	0	0	6	0	6	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	4	0	0	0	0	0	4
Zone 11	0	0	0	0	0	0	0	0
Zone 12	5	2	0	0	0	0	5	2
Zone 13	0	3	56	0	0	6	56	9
Zone 14	0	0	0	0	0	0	0	0
Zone 15	0	2	0	0	0	0	0	2
Zone 16	0	0	0	0	4	0	4	0
Zone 17	0	0	127	0	0	8	127	8
Zone 18	0	0	0	9	7	0	7	9
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	6	0	0	0	6
Zone 21	1	2	0	0	0	0	1	2
Zone 22	1	8	0	0	0	0	1	8
Zone 23	3	8	0	12	0	86	3	106
Zone 24	1	6	8	49	7	4	16	59
Zone 25	2	7	0	0	7	0	9	7
Zone 26	6	17	4	0	0	4	10	21
Zone 27	15	50	24	11	2	5	41	66
Zone 28	19	25	0	0	15	13	34	38
Zone 29	11	14	22	6	1	0	34	20
Zone 30	3	11	0	0	0	14	3	25
Zone 31	27	33	0	4	19	20	46	57
Zone 32	9	15	33	0	4	9	46	24
Zone 33	5	9	0	30	0	0	5	39
Zone 34	8	7	12	11	0	0	20	18
Zone 35	10	8	6	0	0	1	16	9
Zone 36	10	9	16	10	0	0	26	19
Zone 37	13	28	0	0	0	31	13	59
Zone 38	5	6	0	28	36	52	41	86
Zone 39	17	48	0	58	11	1	28	107
Montréal CMA	177	328	444	519	122	483	743	1,330

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
January 2016	1	11.1	1	11.1	2	22.2	2	22.2	3	33.3	9	-	-
January 2015	0	0.0	1	14.3	1	14.3	1	14.3	4	57.1	7	-	-
Year-to-date 2016	1	11.1	1	11.1	2	22.2	2	22.2	3	33.3	9	-	-
Year-to-date 2015	0	0.0	1	14.3	1	14.3	1	14.3	4	57.1	7	-	-
Laval													
January 2016	1	8.3	1	8.3	1	8.3	6	50.0	3	25.0	12	-	-
January 2015	0	0.0	3	18.8	4	25.0	4	25.0	5	31.3	16	-	-
Year-to-date 2016	1	8.3	1	8.3	1	8.3	6	50.0	3	25.0	12	-	-
Year-to-date 2015	0	0.0	3	18.8	4	25.0	4	25.0	5	31.3	16	-	-
North Shore													
January 2016	16	35.6	15	33.3	7	15.6	5	11.1	2	4.4	45	-	292,464
January 2015	15	23.4	31	48.4	12	18.8	5	7.8	1	1.6	64	-	375,101
Year-to-date 2016	16	35.6	15	33.3	7	15.6	5	11.1	2	4.4	45	-	292,464
Year-to-date 2015	15	23.4	31	48.4	12	18.8	5	7.8	1	1.6	64	-	375,101
South Shore													
January 2016	2	8.7	9	39.1	6	26.1	1	4.3	5	21.7	23	-	-
January 2015	2	5.3	13	34.2	12	31.6	8	21.1	3	7.9	38	-	373,954
Year-to-date 2016	2	8.7	9	39.1	6	26.1	1	4.3	5	21.7	23	-	-
Year-to-date 2015	2	5.3	13	34.2	12	31.6	8	21.1	3	7.9	38	-	373,954
Vaudreuil-Soulanges													
January 2016	1	11.1	1	11.1	3	33.3	3	33.3	1	11.1	9	-	-
January 2015	8	38.1	4	19.0	4	19.0	2	9.5	3	14.3	21	-	-
Year-to-date 2016	1	11.1	1	11.1	3	33.3	3	33.3	1	11.1	9	-	-
Year-to-date 2015	8	38.1	4	19.0	4	19.0	2	9.5	3	14.3	21	-	-
Montréal CMA													
January 2016	21	21.4	27	27.6	19	19.4	17	17.3	14	14.3	98	400,000	439,047
January 2015	25	17.1	52	35.6	33	22.6	20	13.7	16	11.0	146	390,000	416,493
Year-to-date 2016	21	21.4	27	27.6	19	19.4	17	17.3	14	14.3	98	400,000	439,047
Year-to-date 2015	25	17.1	52	35.6	33	22.6	20	13.7	16	11.0	146	390,000	416,493

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2016

Submarket	Jan 2016	Jan 2015	% Change	YTD 2016	YTD 2015	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	-	-	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	-	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	-	n/a	-	-	n/a
Zone 24	-	-	n/a	-	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	-	n/a	-	-	n/a
Zone 27	292,464	375,101	-22.0	292,464	375,101	-22.0
Zone 28	-	-	n/a	-	-	n/a
Zone 29	-	-	n/a	-	-	n/a
Zone 30	-	-	n/a	-	-	n/a
Zone 31	-	-	n/a	-	-	n/a
Zone 32	-	373,954	n/a	-	373,954	n/a
Zone 33	-	-	n/a	-	-	n/a
Zone 34	-	-	n/a	-	-	n/a
Zone 35	-	-	n/a	-	-	n/a
Zone 36	-	-	n/a	-	-	n/a
Zone 37	-	-	n/a	-	-	n/a
Zone 38	-	-	n/a	-	-	n/a
Zone 39	-	-	n/a	-	-	n/a
Montréal CMA	439,047	416,493	5.4	439,047	416,493	5.4

Source: CMHC (Market Absorption Survey)

Table 1: Centris® Residential Activity for Montréal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings vs Sales Ratio[2]	Last Twelve Months[3]	
						Average Price[3] ($)	Active Listings vs Sales Ratio[2]
SINGLE FAMILY*							
January 2016	1,308	4,207	16,660	348,281	12.8	350,397	9.0
January 2015	1,142	4,432	17,779	325,940	15.6	339,632	9.8
% Change	13.8	-5.1	-6.3	6.9	n.d.	3.2	n.d.
YTD 2016	1,308	4,207	16,660	348,281	12.8	n.d.	n.d.
YTD 2015	1,142	4,432	17,779	325,940	15.6	n.d.	n.d.
% Change	13.8	-5.1	-6.3	6.9	n.d.	n.d.	n.d.
CONDOMINIUM*							
January 2016	637	2,775	13,039	279,839	20.5	276,917	19.3
January 2015	579	2,831	12,903	259,103	22.3	269,637	19.4
% Change	10.0	-2.0	1.1	8.1	n.d.	2.7	n.d.
YTD 2016	637	2,775	13,039	279,839	20.5	n.d.	n.d.
YTD 2015	579	2,831	12,903	259,103	22.3	n.d.	n.d.
% Change	10.0	-2.0	1.1	8.1	n.d.	n.d.	n.d.
PLEX*							
January 2016	214	630	3,864	462,448	18.1	460,234	9.6
January 2015	199	669	3,952	461,790	19.9	458,591	10.2
% Change	7.5	-5.1	-2.2	0.1	n.d.	1.6	n.d.
YTD 2016	214	630	3,864	462,448	18.1	n.d.	n.d.
YTD 2015	199	669	3,952	461,790	19.9	n.d.	n.d.
% Change	7.5	-5.1	-2.2	0.1	n.d.	n.d.	n.d.
TOTAL							
January 2016	2,153	7,637	33,644	337,859	15.6	338,173	13.7
January 2015	1,922	7,939	33,758	324,260	17.6	331,279	14.2
% Change	12.0	-3.8	-0.3	4.2	n.d.	2.1	n.d.
YTD 2016	2,153	7,637	33,644	337,859	15.6	n.d.	n.d.
YTD 2015	1,922	7,939	33,758	324,260	17.6	n.d.	n.d.
% Change	12.0	-3.8	-0.3	4.2	n.d.	n.d.	n.d.

* Source: CREA® by the Centris® system.
The Centris® system contains all the listings of Québec real estate brokers.
[2] Calculations CMHC.
[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.
.. Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
January 2016

		Interest Rates			(NHPI), Total, Montréal (1992 2007=100)	(CPI, 2002 =100)	Montréal Labour Market			
		5 & 1 Apr @100,000	Mortgage Rates (%)				Employment ('000)	Unemployment Rate (%) '000	Participation Rate (%) '000	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	3.79	3.14	6.79	116.9	125.9	2,029	7.6	66.0	853
	February	3.67	3.89	6.79	117.3	126.1	2,036	7.4	66.0	834
	March	3.67	3.89	6.79	117.3	126.8	2,040	7.7	66.2	832
	April	3.61	3.89	6.69	117.2	126.9	2,055	7.5	66.3	837
	May	3.61	3.89	6.69	117.1	126.8	2,039	8.4	66.1	836
	June	3.61	3.89	6.69	117.1	126.3	2,035	8.7	66.6	861
	July	3.61	3.89	6.69	117.3	126.3	2,060	8.3	66.8	845
	August	3.61	3.89	6.69	117.5	126.3	2,062	8.3	66.8	856
	September	3.61	3.89	6.69	117.7	126.3	2,067	8.1	66.7	863
	October	3.61	3.89	6.69	117.7	126.6	2,038	8.7	66.4	863
	November	3.61	3.14	6.69	118.2	126.1	2,037	8.6	66.3	863
	December	3.61	3.14	6.69	118.1	126.7	2,039	8.7	66.3	858
2015	January	3.61	3.14	6.69			2,046	8.6	66.5	860
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"5 & 1" means 5-year and 1-year variable $100,000 mortgage amortized over 25 years using current 5-year interest rate.
"NHPI" means New Housing Price Index.
"CPI" means Consumer Price Index.
"SA" means Seasonally Adjusted.

Source: CMHC, adapted from Statistics Canada, CANSIM, Statistics Canada, CANSIM.

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by one of the main tools we use to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, visits have to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 10,000 as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In those centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the survey. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the survey as are second dwellings, such as summer cottages, hunting and ski cabins, trailers and boat houses, and hostel accommodations, such as hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodations such as hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 10,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, also take account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as selling prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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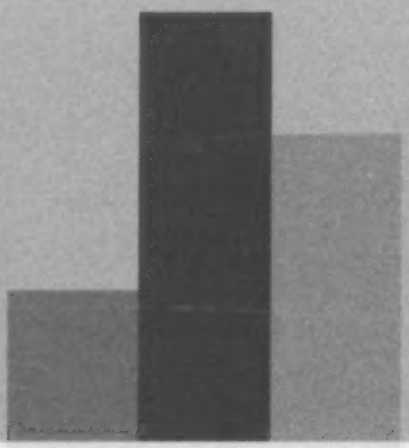

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

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